

Prepared by: Shapiro & Massey, L.L.C. J. Gary Massey, MSB No. 1920 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299 S&M No. 10-000951	Return to: Shapiro & Massey, L.L.C. 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299 Loan No. XXXXXX6578
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GRANTOR	GRANTEE
J. Gary Massey Shapiro & Massey, L.L.C. 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601) 981-9299	Federal Home Loan Mortgage Corporation c/o Regions Mortgage 7130 Goodlett Farms Parkway A4W Cordova, Tennessee 38016 800-748-9498

SUBSTITUTED TRUSTEES DEED

INDEX: Lot 1362, Sec. G, Greenbrook S/D, Sec. 30, T-1-S, R-7-W, DeSoto Co/MS
PB 11 Pgs 15-20

WHEREAS, on April 14, 2008, Jeff D. Dupuis, Sr. and Brenda J. Dupuis, Husband and Wife, executed a Deed of Trust to Emmett James House or Bill R. McLaughlin, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., which Deed of Trust is filed for record in Book 2888 at Page 11 in the office of the Chancery Clerk of DeSoto County at Hernando, Mississippi; and

WHEREAS, said Deed of Trust was subsequently assigned to Regions Bank d/b/a Regions Mortgage by instrument dated July 20, 2010 and recorded in Book 3,196 at Page 272 and re-recorded in Book 3,208 at Page 471 of the aforesaid Chancery Clerk's office; and

WHEREAS, as authorized by the aforesaid Deed of Trust and in strict accordance therewith, Regions Bank d/b/a Regions Mortgage, substituted J. Gary Massey as Trustee therein in the place and stead of the trustee named in said Deed of Trust or subsequently substituted therein by Substitution of Trustee dated July 20, 2010, and duly filed for record in the office of the aforesaid Chancery Clerk in Book 3,196 at Page 275 re-recorded in Book 3,208 at Page 474 prior to the first publication and posting of the notice of sale; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire indebtedness, together with attorney's fees, expenses and costs, immediately due and payable, as was its option so to do under the terms of said Deed of Trust, and default having been made in payment of said amount and the

Substituted Trustee having been requested and directed by Regions Bank d/b/a Regions Mortgage to foreclose under the terms of said Deed of Trust, I did on October 12, 2010, during legal hours, being between the hours of 11:00 a.m. and 4:00 p.m., at the East Front Door of the County Courthouse of DeSoto County, located at Hernando, Mississippi, in accordance with the terms of the Deed of Trust and the laws of the State of Mississippi, offer for sale at public auction and sell to the highest and best bidder for cash the following described land and property lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to wit:

(See Exhibit A)

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of time, place and terms of said sale, together with a description of the property to be sold, was given by publication in THE DESOTO TIMES-TRIBUNE, a newspaper published in DeSoto County, Mississippi for three consecutive weeks preceding the date of sale. The notices were published on September 21, 28, and October 5, 2010, (a certified copy of which is attached hereto,) and a notice identical to the published notice was posted on the bulletin board at the East Front Door of the County Courthouse of DeSoto County, Hernando, Mississippi for said period of three consecutive weeks. Everything necessary to be done was done to make and effect a good and lawful sale.

At said Sale, Regions Bank d/b/a Regions Mortgage, bid for said property in the amount of \$88,546.40, which being the highest and best bid, the same was then and there struck off to Regions Bank d/b/a Regions Mortgage and it was declared the purchaser thereof.

WHEREAS, Regions Bank d/b/a Regions Mortgage, has requested transfer and assignment of its bid to the Federal Home Loan Mortgage Corporation and has authorized the undersigned to convey the property described above to Federal Home Loan Mortgage Corporation; and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title and interest of Regions Bank d/b/a Regions Mortgage as the highest and best bidder to Federal Home Loan Mortgage Corporation pursuant to authority granted to the undersigned in the aforementioned Substitution of Trustee.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substituted Trustee, do hereby sell and convey unto Federal Home Loan Mortgage Corporation the land and property herein described. I convey only such title as is vested in me as Substituted Trustee.

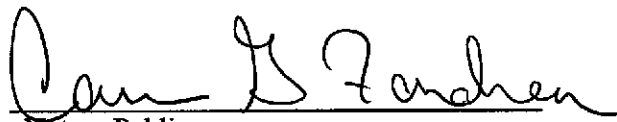
WITNESS MY SIGNATURE, on October 12, 2010.



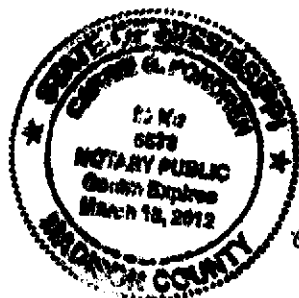
J. Gary Massey, Substituted Trustee

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for said county and state, on this the Twelfth day of October, 2010, the within named J. Gary Massey, Substituted Trustee, duly identified before me, who acknowledged that in said representative capacity he executed the above and foregoing instrument, after having first been duly authorized to do so.


Notary Public

My commission expires:



ID NO

6678

exp 3/13/12

(Exhibit A)

Lot 1362, Section G, Greenbrook Subdivision, in Section 30, Township 1 South, Range 7 West, City of Southaven, DeSoto County, Mississippi, as shown on plat of records in Plat Book 11, Pages 15-20, in the office of the Chancery Clerk of DeSoto County, Mississippi.

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

**SUBSTITUTED TRUSTEE'S
NOTICE OF SALE**

WHEREAS, on April 14, 2008, Jeff D. Dupuis, Sr. and Brenda J. Dupuis, Husband and Wife executed a certain deed of trust to Emmett James House or Bill R. McLaughlin, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. which deed of trust is of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi in Book 2888 at Page 11; and

WHEREAS, said Deed of Trust was subsequently assigned to Regions Bank d/b/a Regions Mortgage by instrument dated July 20, 2010 and recorded in Book 3,196 at Page 272 and re-recorded in Book 3,208 at Page 471 of the aforesaid Chancery Clerk's office; and

WHEREAS, Regions Bank d/b/a Regions Mortgage has heretofore substituted J. Gary Massey as Trustee by instrument dated July 20, 2010 and recorded in the aforesaid Chancery Clerk's Office in Book 3,196 at Page 275 re-recorded in Book 3,208 at Page 474; and

WHEREAS, default having been made in the terms and conditions of said deed of trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said deed of trust, Regions Bank d/b/a Regions Mortgage, the legal holder of said indebtedness, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said deed of trust and for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expense of sale.

NOW, THEREFORE, I, J. Gary Massey, Substituted Trustee in said deed of trust, will on October 12, 2010 offer for sale at public outcry and sell within legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.), at the East Front Door of the County Courthouse of DeSoto County, located at Hernando, Mississippi, to the highest and best bidder for cash the following described property situated in DeSoto County, State of Mississippi, to-wit:

Volume No. 115 on the 21 day of Sept. 2010
Volume No. 115 on the 28 day of Sept. 2010
Volume No. 115 on the 5 day of Oct. 2010
Volume No. _____ on the _____ day of _____, 2010
Volume No. _____ on the _____ day of _____, 2010
Volume No. _____ on the _____ day of _____, 2010

Diane Smith

Lot 1362, Section G, Greenbrook Subdivision, in Section 30, Township 1 South, Range 7 West, City of Southaven, DeSoto County, Mississippi, as shown on plat of records in Plat Book 11, Pages 15-20, in the office of the Chancery Clerk of DeSoto County, Mississippi.

I WILL CONVEY only such title as vested in me as Substituted Trustee.

WITNESS MY SIGNATURE on this 14th day of September, 2010.

J. Gary Massey
SUBSTITUTED TRUSTEE

Shapiro & Massey, L.L.P.

1910 Lakeland Drive

Suite B,

Jackson, MS 39216

(601)981-9299

7572 Millbridge Drive

Southaven, MS 38671

10-000951JC

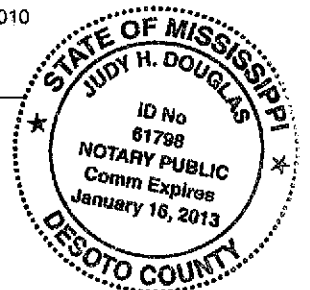
Publication Dates:

September 21, 28, and October 5, 2010.

Sworn to and subscribed before me, this 5 day of Oct. 2010

BY Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



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